

**White House Farm, Britwell Road  
Watlington  
Oxfordshire  
OX49 5JY**

M40 (J6) 2.5 miles, Henley on Thames 10 miles, Wallingford 8 miles, Oxford 14 miles, High Wycombe 15 miles, London 45 miles, 25 minute train connection to London, Marylebone from High Wycombe



A well-presented detached four bedroom family house on the edge of Watlington with extended rural views, gardens, double garage and ample parking.  
NO ONWARD CHAIN.

**Hall \* Sitting Room \* Garden Room \* Kitchen/Dining Room \* 4 Bedrooms  
2 Bathrooms (1 En Suite) \* Utility Room \* Boot Room \* Oil Central Heating  
Double Glazing \* Attached Office/Gym \* Ample Off-Road Parking  
Double Garage \* Gardens \* No Onward Chain**

**Guide Price £649,000**

# White House Farm, Britwell Road, Watlington, Oxfordshire, OX49 5JY

Contact the Watlington Office: 01491 614000

**Tenure : Freehold**

## Description:

This well presented detached family home has attractive rendered and painted elevations under a pitched slate roof. It occupies a plot on the outskirts of the town and enjoys glorious views across neighbouring farmland to the Chiltern escarpment. The interior is spacious with well-lit rooms including a large reception room with inglenook style fireplace and a family kitchen that provides ample dining area. An extension to the rear includes a large room with double aspect, currently used as a utility room but could provide an additional reception room or playroom. On the first floor there are 4 double bedrooms, three of which enjoy the views, and two bathrooms including an en suite with the master bedroom. An attached brick built extension provides a self-contained office or gym and there is a double garage and substantial driveway providing ample parking.

## Location:

Watlington is reputedly England's smallest town with its origins dating from the 6th century. The town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls. There are good local shops including a first class butcher and delicatessen and some excellent restaurants and pubs. Watlington Primary school and Rainbow Corner day nursery and pre-school have an 'outstanding' ofsted rating and senior education is provided by the well-regarded Icknield Community College. The Chiltern Hills rise above the town and offer some of the finest landscapes in south-east England. There is much on offer here for outdoor enthusiasts, cyclists and walkers as The Icknield Way (Ridgeway National Trail) passes close to the town. Watlington is also the heartland of the re-introduced Red Kite that now soar above the town's roof tops.

## The accommodation is arranged as follows:

(All measurements are approximate)

## Ground Floor

### Entrance:

Weather canopy. Part-glazed front door to:

### Hall:

Stairs rise to the first floor. Door to:

### Cloakroom:

Low flush WC and washbasin with splashback. Understairs storage cupboard.

### Sitting Room:

19'10" x 18'2" (6.07 x 5.56)

A large and well-proportioned room with south-facing aspect. Wood boarded floor and brick faced inglenook style fireplace containing a solid fuel stove. Door to kitchen and double-glazed doors to:

### Garden Room:

12'7" x 7'10" (3.84 x 2.41)

Having a wood laminate floor and part-glazed side sections. Patio doors open to the garden.

### Kitchen/Dining Room:

18'2" x 12'4" (5.56 x 3.76)

A generous room with double aspect and ample dining area. Oak faced wall and floor cabinets comprising cupboards and drawers with solid granite worktops and tiled splashbacks. Integral equipment includes four ring electric hob with extractor hood over, eye-level double oven, refrigerator and dishwasher. One and a half bowl stainless steel sink unit with mixer tap and drainer. Ceiling mounted halogen spotlights and tiled floor.

### Boot Room:

8'5" x 6'0" (2.57 x 1.85)

Having fitted shelving, tiled floor and part-glazed door to the garden. Door to:

### Utility Room:

12'0" x 11'6" (3.66 x 3.53)

A large room that could serve as an additional reception room. Fitted base cabinets with wood effect worktops and moulded sink unit with mixer tap and drainer. Space and point for washing machine. Oil fired boiler. Ample storage space.

## First Floor

### Landing:

Access hatch to storage loft. Airing cupboard with insulated hot water cylinder, immersion heater and slatted shelving. Door to:

### Bedroom 2:

12'0" x 11'6" (3.66 x 3.51)

Double aspect with ceiling mounted halogen spotlights.

### Bathroom:

Panel enclosed bath with mixer tap, shower fitting and glazed shower screen. Washbasin in vanity unit with mixer tap and





mirror over. Low flush WC and heated towel rack. Fully tiled walls and floor.

### Bedroom 3:

11'8" x 11'3" (3.56 x 3.45)

Double aspect and enjoying fine extended views. Wood laminate floor.

### Bedroom 4:

11'3" x 7'8" (3.45 x 2.36)

Having fine extended views.

### Bedroom 1:

11'8" x 11'3" (3.58 x 3.43)

Double aspect with fine extended views to the Chiltern escarpment. Door to:

### En Suite Bathroom:

Wood panel enclosed bath in tiled surround with overhead shower fitting and folding shower screen. Washbasin in vanity unit providing a medicine cabinet. WC with concealed cistern and heated towel rack.

### Outside

### Office/Gym

15'8" x 7'3" (4.80 x 2.21)

A brick built single storey extension provides a self-contained office or gym. It has insulated walls, central heating, power and light points.

The property is approached via a wide driveway that provides ample parking and access to the double garage.

### Double Garage:

With 'up an over' door.

### Gardens:

The gardens lie to 3 sides of the property and are laid to lawn with a variety of mature shrubs and specimen trees. There is a well in the garden from which water may be drawn.

### Services:

Mains water and electricity. Oil fired central heating. Private drainage via a septic tank.

### Local Authority:

South Oxfordshire District Council. 135 Eastern Avenue, Milton Park, Milton, OX14 4SB. Email: [info@southoxon.gov.uk](mailto:info@southoxon.gov.uk) Tel: 01235 422422

### Council Tax:

Band

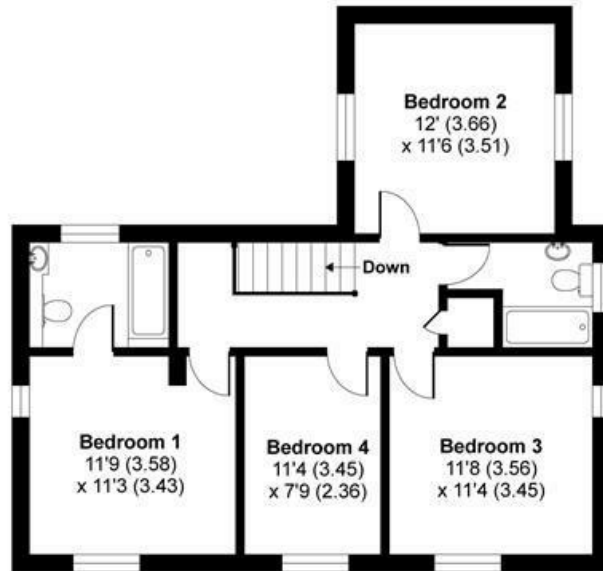
### Viewing:

Strictly by appointment with the agents - Robinson Sherston (Watlington). Telephone: 01491 614 000

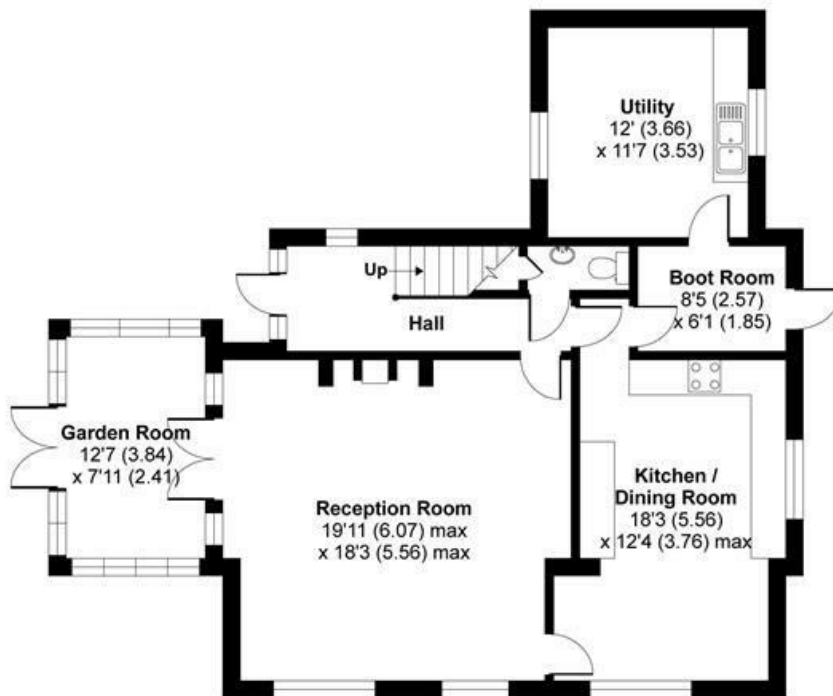


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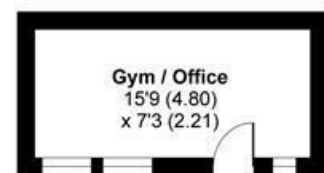
APPROX. GROSS INTERNAL FLOOR AREA 1740 SQ FT 161.6 SQ METRES (EXCLUDES OUTBUILDING)



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	